

STATE MS.-DESOTO CO. J.S.
FILED S.

TRUSTEE'S DEED

FEB 9 10 19 AM '94

HIGHEST BID: \$2,391.99

BK 267 PG 212
W.E. D. CHANCERY CLERK.
By: D. Starkey, Sec

For good, legal and valuable consideration, receipt of all of which is hereby acknowledged, and for such specific consideration as is set forth below, GRANTOR hereby conveys to GRANTEE all right, title and interest, vested in GRANTOR as trustee, in the real property hereinafter described.

GRANTOR: Christian Goeldner, substituted trustee, who acquired title as such by an instrument entitled "Substitution of Trustee" recorded on December 29, 1993 in Book 681 at Page 612, in the Chancery Clerk's Office of Desoto County, Mississippi.

GRANTEE: Hiram A. Agner and Rebecca T. Agner, husband and wife as joint tenants.

SPECIFIC CONSIDERATION:

The sum of \$2,391.99, being the highest bid for cash in the manner required by law and under the terms and conditions of the Deed of Trust foreclosed.

DEED OF TRUST FORECLOSED:

Dated September 5, 1991, executed by Eddie Gaines DeLoach and Donna Ray DeLoach, as trustors, and Hiram A. Agner and Rebecca T. Agner as beneficiary, recorded on September 10, 1991 in Book 554 at Page 126 of real estate trust deeds in the office of the Chancery Clerk of Desoto County, Mississippi.

SALE: On Monday, February 7, 1994 at 11:00 A.M. at the East Door of the County Court House of Desoto County, Mississippi, as advertised by Notice, a certified copy of which is enclosed as Exhibit "A" to this instrument, GRANTEES being the highest bidders for cash for said land and property.

LEGAL DESCRIPTION:

State: Mississippi.

County: Desoto.

Initial: CA

Lot 780, Section "D", Greenbrook Subdivision, in Section 19, Township 1 South, Range 7 West, as per plat thereof recorded in Plat Book 9, Page 42, in the Office of the Chancery Clerk of Desoto County, Mississippi.

Street Address:
763 Valley Springs, Southaven, MS 38671.

EXISTING ENCUMBRANCES:

Grantee takes title subject to the following encumbrances: all those of record, but extinguishing the deed of trust foreclosed on and referred to above and all encumbrances junior to said deed to trust.

POSSESSION:

Grantee is entitled to possession of the property as follows: from date of execution of this deed.

DATE OF EXECUTION: 7th day of February, 1994.

Christian Goeldner
CHRISTIAN GOELDNER, TRUSTEE

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority of law in and for this jurisdiction, the within named Christian Goeldner, who acknowledged signature and delivery of the above and foregoing instrument on the day and year therein mentioned.

Given under my hand and official seal of office this the 7th day of February, 1994.



Tiffany R. Tucker
NOTARY PUBLIC

My commission expires:
MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES SEPT. 11, 1997
BONDED THRU STEGALL NOTARY SERVICE

Initial: CR

Grantor's Address:

Christian Goeldner, Trustee
P.O. Box 1468
Southaven, MS 38671-1468
Tel. (Home) n/a
(Work) 601-342-7700
I.D #64-0834367

Grantee's Address:

Hiram A. Agner and Rebecca T. Agner
767 Allegheny Cove
Southaven, MS 38671
Tel. (Home) 601-342-5914
(Work) 901-332-8600
SS# 427/94/1286
587/38/4261

Prepared by and after recording return to

Christian Goeldner
Attorney at Law
Professional Association
P.O. Box 1468
Southaven, MS 38671-1468
Tel. (601) 342-7700

Initial: *CG*



PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI
COUNTY OF DESOTO

PAM BURTON personally appeared before me the undersigned authority in and for said County and State and states on oath that she is the **CLERK** of the DeSoto Times, a newspaper published in the Town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 3 consecutive times, as follows, to-wit:

NOTICE OF SALE

Default has been made under the terms and conditions of the Deed of Trust listed herein, the entire debt has been declared due and payable, Beneficiary, as legal holder of the indebtedness, has requested Trustee to execute the trust and to sell the property in accordance with the terms of the Deed of Trust for the purpose of raising the sums due thereunder, together with attorney's fees, trustee's fees and expenses of sale.

The undersigned Trustee, pursuant to terms in the Trust Deed listed below, upon instructions from the Beneficiary, and under the authority and in accordance with the provisions of the same Deed of Trust, will offer for sale, and sell, the property described below for cash to the highest bidder, at a time, date and place specified below.

The undersigned Trustee will convey only such title as is vested in him by virtue of the Deed of Trust listed below.

NAME OF ORIGINAL MORTGAGOR: Eddie Gaines DeLoach and Donna Ray DeLoach

TRUSTEE: Christian Goeldner, substituted trustee under instrument dated December 27, 1993, recorded on December 29, 1993, in Book 681, Page 612 of real estate trust deeds, in the office of the Chancery Clerk of DeSoto County, Mississippi.

BENEFICIARY: Hiram A. Agner and Rebecca T. Agner

DEED OF TRUST: Dated September 5, 1991, executed by Eddie Gaines DeLoach and Donna Ray DeLoach, recorded on September 10, 1991, in Book 554, Page 126 of real estate trust deeds, in the office of the Chancery Clerk of DeSoto County, Mississippi.

PROPERTY: Lot 780, Section "D", Greenbrook Subdivision, in Section 19, Township 1 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 9, Page 42, in the office of the Chancery Clerk of DeSoto County, Mississippi.

AKA 763 Valley Springs, Southaven, MS 38671

SALE: Date: Monday, February 7, 1994

Hour: at 11:00 a.m.

Place: at the East door of the County Courthouse of DeSoto County, at Hernando, Mississippi

WITNESS MY SIGNATURE on this the 6th day of January, 1994.

CHRISTIAN GOELDNER

Substituted Trustee

CHRISTIAN GOELDNER

Attorney at Law

Professional Association

P.O. Box 1468

Southaven, MS 38671-1468

(601)342-7700

Jan. 20, 27, Feb. 3, 1994 334

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Volume No. 99 on the 27 day of Jan, 19 94

Volume No. 99 on the 3 day of Feb, 19 94

Volume No. _____ on the _____ day of _____, 19 _____

Volume No. _____ on the _____ day of _____, 19 _____

Pam Burton, Clerk
(TITLE)

Sworn to and subscribed before me, this the

_____ day of February, 19 94

Cherry L. Fitzgerald

By Notary Public

My commission expires _____ My Commission Expires March 17, 1997

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C. Making proof of publication and depositing to same \$ 1.00

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Hernando, MS 38632 / 601-429-6397 • 1283 Stateline Rd.- DeSoto Plaza / Southaven, MS 38671 / 601-393-6397

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